

Newfields Planning Board Meeting  
Thursday January 20, 2011

**Attendance:** James Daley, Bill Meserve, Alternate Jeff Feenstra, Selectmen's Representative Michael Woodworth, Town Planner Clay Mitchell, and Mike Todd.

Absent from the meeting was John Hayden and Mark Bouzianis.

Vice-Chair Mike Todd called the meeting to order at 7:02pm.

**Mary & James Vienneau-88 Old Lee Rd-Conservation Subdivision**

Jim Daley recused himself from the Board because of being an abutter. Jim Vienneau presented his plan for a one lot subdivision. His entire parcel is 41.13 acres and 35.48 acres is in conservation; 5.65 acres is not in conservation. He would like to subdivide a one acre lot from the 5.65 acres which is not in the conservation easement.

The one acre lot is the same area that was approved on a previous plan. The only difference is that he would like to move the lot forward to have frontage on Old Lee Rd. The conservation ordinance requires a 150 foot buffer so he would need a waiver for frontage setback.

Mike Price asked if this will still be considered a conservation development. Clay explained that the plan before them is one lot with the majority of it in a conservation easement. The applicant wishes to subdivide this into two lots; a one acre parcel and his lot with existing house and conservation easement on it.

There is a 50 foot access easement to the conservation portion of the parcel on the right hand side of the newly created plan.

Bill Meserve asked about access. Jim stated that his driveway would be shared and there would be no access off of Old Lee Rd.

Test pits and the 4k area were approved on the proposed lot on the previous conservation plan.

The proposed lot has not been surveyed yet. The applicant did not want to incur the cost of engineering fees prior to knowing whether or not the Board was okay with the plan.

Jim intends on selling the lot.

There were no comments from the audience.

A motion was made by Bill and seconded by Mike Price to accept jurisdiction of the plan. All were in favor and the motion carried.

A motion was made by Bill and seconded by Mike Price to conditionally approve the plan pending a survey for one lot and a draft of waivers that have been prepared and reviewed by Clay. This shall be completed by April 2011. All were in favor and the motion carried.

The minutes of December 2010 were reviewed. Minor changes were made. A motion was made by Bill and seconded by Jeff Feenstra to approve the minutes as amended. All were in favor and the motion carried.

Clay reported that he has been working on the EECBG grant and worked with the Selectmen to put forward a warrant article for town acceptance.

The Board will discuss Safe Routes to School at next month's meeting. Clay will be meeting with the Selectmen and School Board prior to next month.

The Board will start a discussion on the Route 108 Commercial Development in March.

A motion was made and seconded to adjourn at 7:35pm. All were in favor and the motion carried.

Respectfully submitted,

Sue McKinnon